

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Adams Street, Murrumbeena Vic 3163

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,425,000

House

X

Unit

Suburb

Murrumbeena

Period - From 01/04/2017

to

31/03/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	22 Swan Rd MURRUMBEENA 3163	\$1,465,000	20/12/2017
2	13 Doris St MURRUMBEENA 3163	\$1,405,000	03/03/2018
3	2 Atkinson St MURRUMBEENA 3163	\$1,360,000	18/03/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 4  - 

Rooms:**Property Type:** House (Previously Occupied - Detached)**Land Size:** 557 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending March 2018: \$1,425,000

Comparable Properties

**22 Swan Rd MURRUMBEENA 3163 (REI/VG)**

Agent Comments

 4  3  2

Price: \$1,465,000**Method:** Private Sale**Date:** 20/12/2017**Rooms:** 7**Property Type:** House (Res)**Land Size:** 418 sqm approx**13 Doris St MURRUMBEENA 3163 (REI)**

Agent Comments

 3  1  1

Price: \$1,405,000**Method:** Auction Sale**Date:** 03/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 656 sqm approx**2 Atkinson St MURRUMBEENA 3163 (REI)**

Agent Comments

 3  2  1

Price: \$1,360,000**Method:** Private Sale**Date:** 18/03/2018**Rooms:** 4**Property Type:** House (Res)